



CITY OF LOMITA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lomita City Council will hold public hearings at 6:00 p.m. on Tuesday, April 2, 2024, to consider the following:

VESTING TENTATIVE TRACT MAP NO. 74138: A REQUEST FOR AN AMENDMENT TO PHASE 2 OF A MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES LOCATED AT 24516 NARBONNE AVE WITHIN THE D-C, DOWNTOWN COMMERCIAL ZONE AND TO FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). FILED BY LORENZO SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT AT 2040 LOMITA BOULEVARD, LOMITA, CA 90717 (APPLICANT/DEVELOPER) (APNs: 7374-005-064, 7374-005-066, 7374-005-061, AND 7374-005-060).

FINAL MAP OF TRACT MAP NO. 74138: A REQUEST TO APPROVE TRACT MAP NO. 74138 FOR PHASE 2 OF A MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF 16 RESIDENTIAL UNITS WITH A TOTAL OF 39 PARKING SPACES LOCATED AT 24516 NARBONNE AVENUE WITHIN THE D-C, DOWNTOWN COMMERCIAL ZONE AND TO FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). FILED BY LORENZO SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT AT 2040 LOMITA BOULEVARD, LOMITA, CA 90717 (APPLICANT/DEVELOPER) (APNs: 7374-005-064, 7374-005-066, 7374-005-061, AND 7374-005-060).

VESTING TENTATIVE TRACT MAP NO. 83968: A REQUEST TO ALLOW A 39,428-SQUARE-FOOT LOT TO SUBDIVIDE INTO A PLANNED RESIDENTIAL DEVELOPMENT WITH NINE SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMON LOT AT 2418 253RD STREET WITHIN THE AGRICULTURAL, NONCOMMERCIAL (A-1) ZONE AND TO FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). FILED BY LORENZO SCHIAPPA OF LUIGI SCHIAPPA DEVELOPMENT AT 2040 LOMITA BOULEVARD, LOMITA, CA 90717 (APPLICANT/DEVELOPER) (APN: 7373-016-056).

NUISANCE ABATEMENT COST REPORT FOR 2253-2257 PACIFIC COAST HIGHWAY: A REPORT DETAILING THE ITEMIZED ACCOUNT OF THE EXPENSES INCURRED BY THE CITY IN ABATING THE PUBLIC NUISANCE DECLARED UNDER LOMITA MUNICIPAL CODE TITLE III (PUBLIC SAFETY) CHAPTER 16 (NUISANCE ABATEMENT) AT 2253-2257 PACIFIC COAST HIGHWAY, LOMITA, CA 90717 (APN: 7373-008-006) OWNED BY RON ARBOLIDA. THE COST OF ABATING THE PUBLIC NUISANCE SHALL EITHER BE A LIEN ON THE PROPERTY, A SPECIAL ASSESSMENT AGAINST THE PROPERTY, OR THE PERSONAL OBLIGATION OF THE OWNER. NOTICE OF PROPOSED LIEN RECORDATION WILL BE SENT TO THE PROPERTY OWNER AT LEAST TEN DAYS BEFORE RECORDING OF LIEN. IF THE COST OF ABATEMENT IS NOT PAID WITHIN TEN DAYS AFTER SERVICE OF THE NOTICE OF RECORDATION, THE CITY MAY FILE IN THE OFFICE OF THE COUNTY RECORDER A NOTICE OF LIEN. THE PROPERTY MAY BE SOLD BY THE TAX COLLECTOR OR BY THE CITY FOR UNPAID DELINQUENT ASSESSMENTS.

The public hearings will take place in the Council Chambers at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA 90717. At the public hearing you may appear and be heard, or you may write to the City Council in support of or in opposition to this matter.

For more information, please contact the Planning Division between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternating Fridays at (310) 325-7110, ext. 120 or via email at dutyplanner@lomitacity.com.

If you challenge the decision of the City in court, you may be limited to raising only those issues that were raised at this public hearing or in written correspondence delivered to the City Council at or before the hearing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to allow participation at this meeting.

Brianna Rindge, Director of Community and Economic Development
Dated: March 12, 2024

NOTE: Individual items may be continued to another meeting date. Please contact the Community & Economic Development Department office before the hearing date to be sure these items will be presented at this hearing.